

SUBJECT: SOCIAL HOUSING GRANT PROGRAMME
DIRECTORATE: Enterprise
MEETING: Adult Select
DATE:
DIVISION/WARDS AFFECTED: All

1. PURPOSE:

The purpose of this report is to update the Single Cabinet Member on the completion of the Social Housing Grant programme for 2016/2017 and seek approval for the new SHG Programme for 2017/2020 and Reserve Scheme List.

2. RECOMMENDATIONS:

To approve the contents of the programme.

3. KEY ISSUES:

Social Housing Grant Programme 2016/2017

3.1 The Social Housing Grant allocation for Monmouthshire for 2016/2017 was:

- o Main SHG Programme £1,144,759

Housing & Communities submitted a bid to the Welsh Government for additional end of year slippage and were successful in obtaining a further:

- o Additional Funding £2,062,469

The final figure drawn down from the Welsh Government was £3,207,228.

3.2 Melin Homes successfully completed a mortgage rescue using £98,000 of Monmouthshire's Recycled Social Housing Grant (RCG). This prevented a family from becoming homeless.

3.3 This is an excellent performance with Monmouthshire successfully spending 100% of its grant allocation plus £2,062,469 of additional funding. In 2016/17 new affordable homes completions totalled 87. A further 63 units from the Social Housing Grant Programme are currently under construction.

3.4 Affordable Housing completions were as follows:

West End School, Caldicot	17
Westgate, Llanfoist (S106 Site)	13
Cae Meldon, Gilwern (S106 Site – BBNP)	18
Cae Mawr Grove (adapted bungalow)	1
Mynyddbach	2
Green Lane, Caldicot	4
Trellech School (60/40 Site)	9
Dixton Road Clinic, Monmouth (S106 site)	4
Rogiet School	19

Social Housing grant Programme 2017 – 2020

3.5 The Welsh Government has made additional funding available to help reach their target of 20,000 new affordable homes over the term of this administration. The allocations for Monmouthshire are:

2017/2018	Social Housing Grant	£3,342,894
	Housing Finance Grant	£1,810,055
	Total	£5,152,949
2018/2019	Social Housing Grant	£4,369,317
	Housing Finance Grant	£1,037,615
	Total	£5,406,932
2019/2020	Social Housing Grant	£1,250,044
	Housing Finance Grant	£ 716,213
	Total	£1,966,257

3.6 The Programme Delivery Plan for 2017 - 2020 is appended to this report. Working closely with RSL partners Monmouthshire County Council has been able to build up a healthy reserve schemes list and should be in a position to fully spend this allocation.

6. REASONS:

It is recognised in Monmouthshire that house prices have risen to a level beyond that which is affordable to many local people. The average house price is currently £276,000 (Wales comparison £177,200) and the lower quartile house price to income ratio is 9:1. The number of applicants on the Common Housing Register is currently 3048. Therefore, the provision of affordable housing is one of the Council's priorities, both in urban and rural areas (Source of data: Hometrack 23 May 2017).

7. RESOURCE IMPLICATIONS: None

8. SUSTAINABLE DEVELOPMENT AND EQUALITY IMPLICATIONS:

Affordable housing makes an important contribution to the sustainability of our towns and villages by providing homes that local people on low incomes can afford to live in. It also a means of providing low cost homes for first time buyers.

9. SAFEGUARDING & CORPORATE PARENTING IMPLICATIONS

No implications have been identified.

10. CONSULTEES:

11. BACKGROUND PAPERS: None

12. AUTHOR:

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13. CONTACT DETAILS:

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